

Proj #:	1308
Plot:	N.T.S.
By:	ELLEN
Drawn:	5.6.2014
Revised:	7.9.2014

PROJECT DATA

APN: 180-760-008
 OCCUPANCY: R-3
 CONSTRUCTION TYPE: VN
 SITE AREA: 8735 SF
 EXISTING LOWER LEVEL: 1743 SF
 EXISTING UPPER LEVEL: 2027 SF
 EXISTING FRONT PORCH: 36 SF
 DECK: 775 SF
 CARPORT: 509 SF

NEW LOWER LEVEL: 1750 SF
 NEW UPPER LEVEL: 1952 SF
 NEW FRONT PORCH: 120 SF

PROJECT DESCRIPTION

This is a historic rehabilitation, not a restoration or preservation project. Please see the accompanying survey by our consulting building Archeologist for the correct and acceptable application of this treatment according to the Secretary of the Interiors standards of care for the treatment of historic properties.

Few if any existing historic materials remain other than the basic building foot print and some siding at the oldest building elements. Where possible all existing historic elements will be preserved, and repaired.

We proposed not to make use of "conjectured features" but rather to interpret and apply elements based on historic precedence within the context and era of the district and city region. The rehabilitated features are designated by the use of a 4" top siding. The oldest portion of the structure retains the original 7" covered redwood siding. The design is informed by a neo-classical sensibility, similar to the neo-classical row houses that are to the west of the site. New historic elements will be designed to differentiate them from traditional elements, new materials and construction techniques should also clearly define new from historic work.

GENERAL NOTES

1. provide illuminated premise identification on (residential) standards in accordance with city
2. provide smoke alarms and carbon monoxide detectors per cbc
3. if new or replacement windows are installed in sleeping rooms, at least one window must comply with cbc "rescue window" provisions of sec 1026.
4. confirm requirements & as required install fire sprinklers under Santa Rosa City Code Sec 18-44.903.2.20.2

DRAWING INDEX

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JOB CONTACTS

PROJECT LOCATION
 418 Carrillo Street,
 Santa Rosa CA, 95401
 DESIGN ARCHITECT
 PRESERVATION ARCHITECT
 WM. MARK PARRY AIA, CSI, SMH
 BAE# C-26951
 P.O. BOX 3091
 SANTA ROSA, CA 95402
 707-544-4344

BUILDING ARCHITECT
 J. LONGFELLOW M.A., RPA, RPH
 514 FOREST DRIVE
 SEASIDE-OR CA 95472

DRAFTING SERVICES
 Ellen Picard
 The Design & Building Works
 707-526-9356
 e-d@designandbuildingworks.com
 www.designandbuildingworks.com



Praxis historic rehabilitation
 418 Carrillo Street, Santa Rosa CA

IDEA
 STUDIOS

P.O. Box 3091 Santa Rosa California 95402
 Phone: 707-544-4344 Fax: 707-591-9212



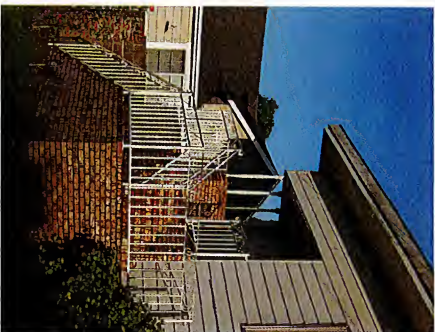
CS



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property

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PRELIMINARY DESIGN

PH1



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Historic materials at newer location? To be relocated?



Historic siding to be exposed and repaired or matched

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PRELIMINARY DESIGN

PH2



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By:	wmp
Drawn:	
Revised:	5.6.2014



Context



Subject Property



Context



Adjacent Property

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418 Carrillo Street, Santa Rosa CA

PRELIMINARY DESIGN

PH3

Proj #:	1406
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Context



Historic Precedent



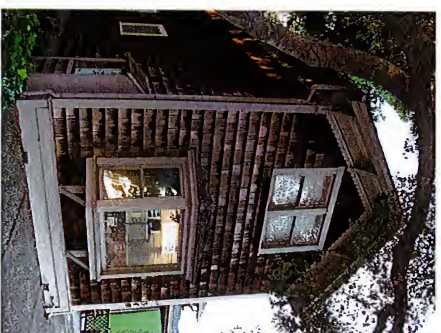
Local Precedent



Context



Local Precedent



Local Precedent

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418 Carrillo Street, Santa Rosa CA

PRELIMINARY DESIGN

PH4

Proj #: 1308
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Revised:

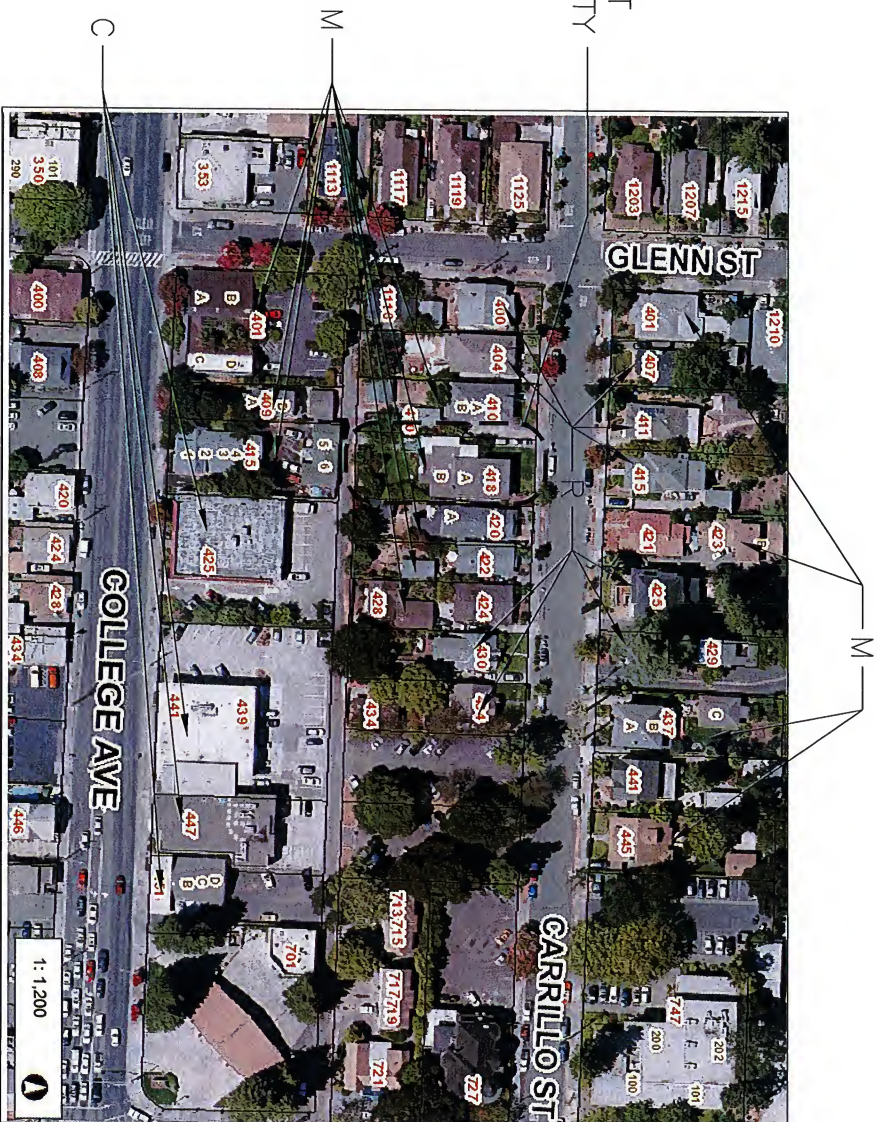


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SUBJECT
PROPERTY



R: RESIDENTIAL
M: MULTI UNITS
C: COMMERCIAL

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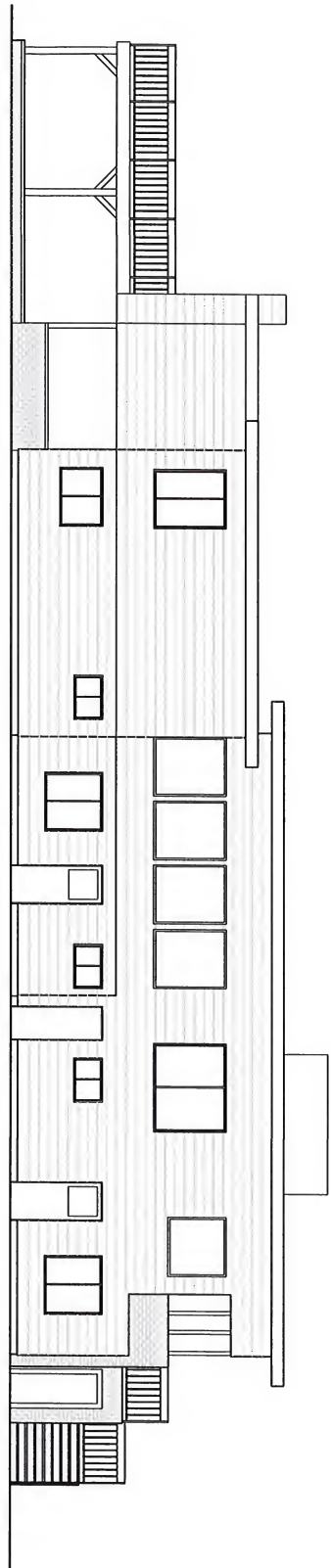
C1



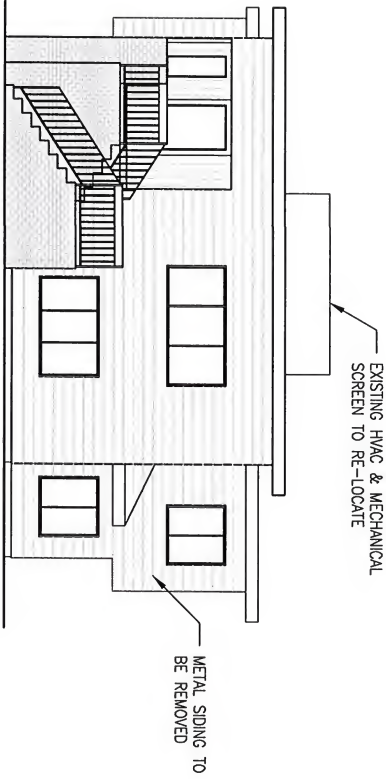
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EXISTING EAST ELEVATION
1/16" = 1'-0"



EXISTING NORTH ELEVATION
1/16" = 1'-0"

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PRELIMINARY DESIGN

A1

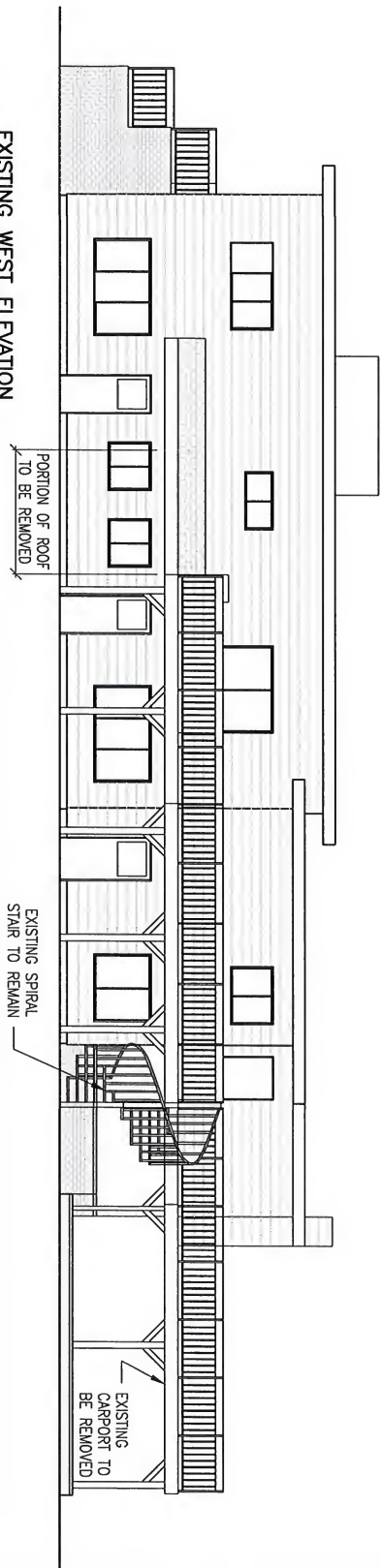


IDEA
STUDIOS

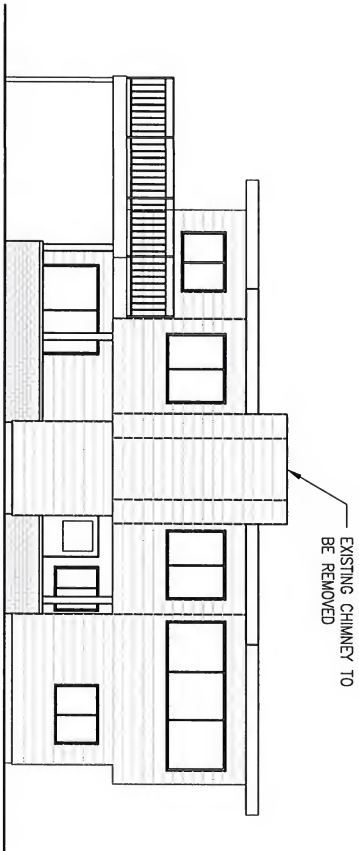
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EXISTING WEST ELEVATION
1/16" = 1'-0"



EXISTING SOUTH ELEVATION
1/16" = 1'-0"



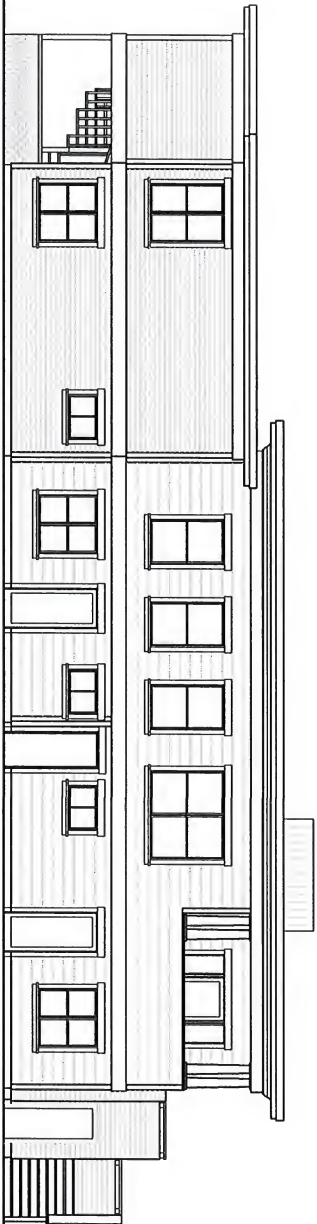
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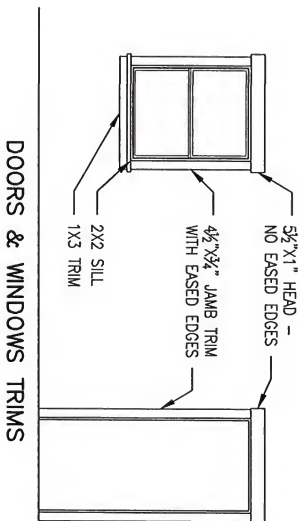
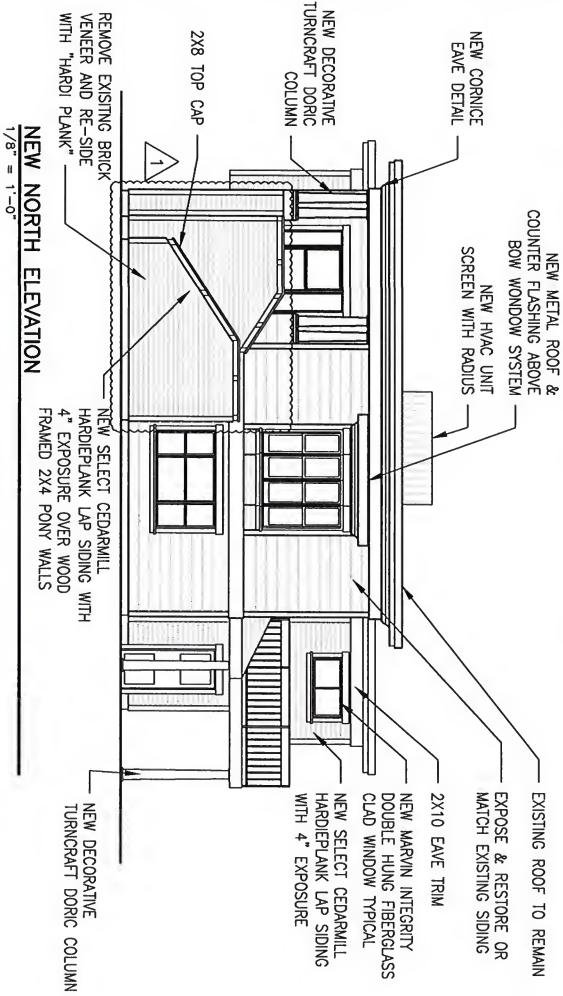
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NEW EAST ELEVATION

1/8" = 1'-0"



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PRELIMINARY DESIGN

A3



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EXISTING TAR & GRAVEL
ROOF TO REMAIN OR BE
REPLACED AS REQUIRED

2X10 EAVE TRIM

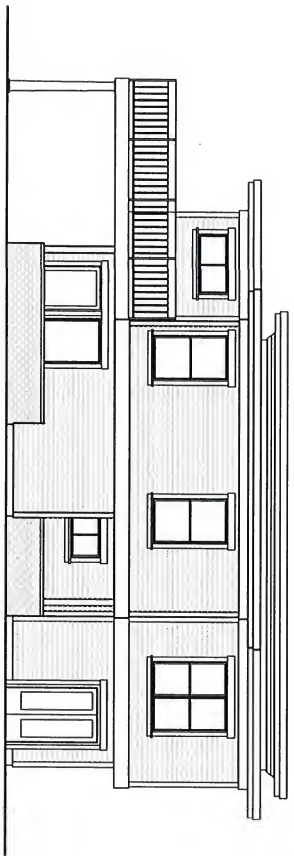
EXPOSE & RESTORE OR
MATCH EXISTING SIDING

NEW MARVIN INTEGRITY
DOUBLE HUNG FIBERGLASS
CLAD WINDOW TYPICAL

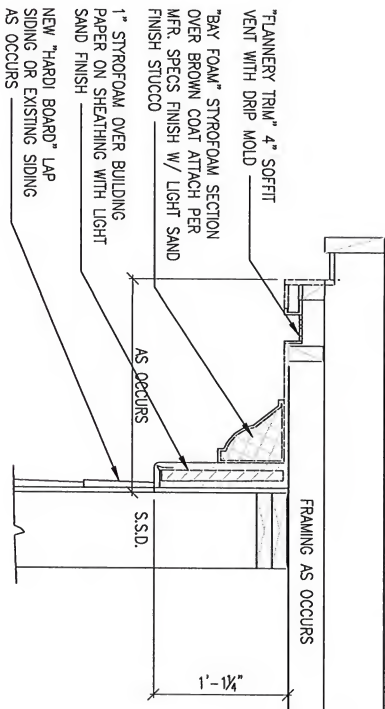
NEW DECORATIVE
TURNCRAFT DORIC COLUMN

NEW SELECT CEDARMILL
HARDEPLANK LAP SIDING
WITH 4" EXPOSURE

NEW WEST ELEVATION
1/8" = 1'-0"



NEW SOUTH ELEVATION
1/8" = 1'-0"



SOFFIT DETAIL

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PRELIMINARY DESIGN

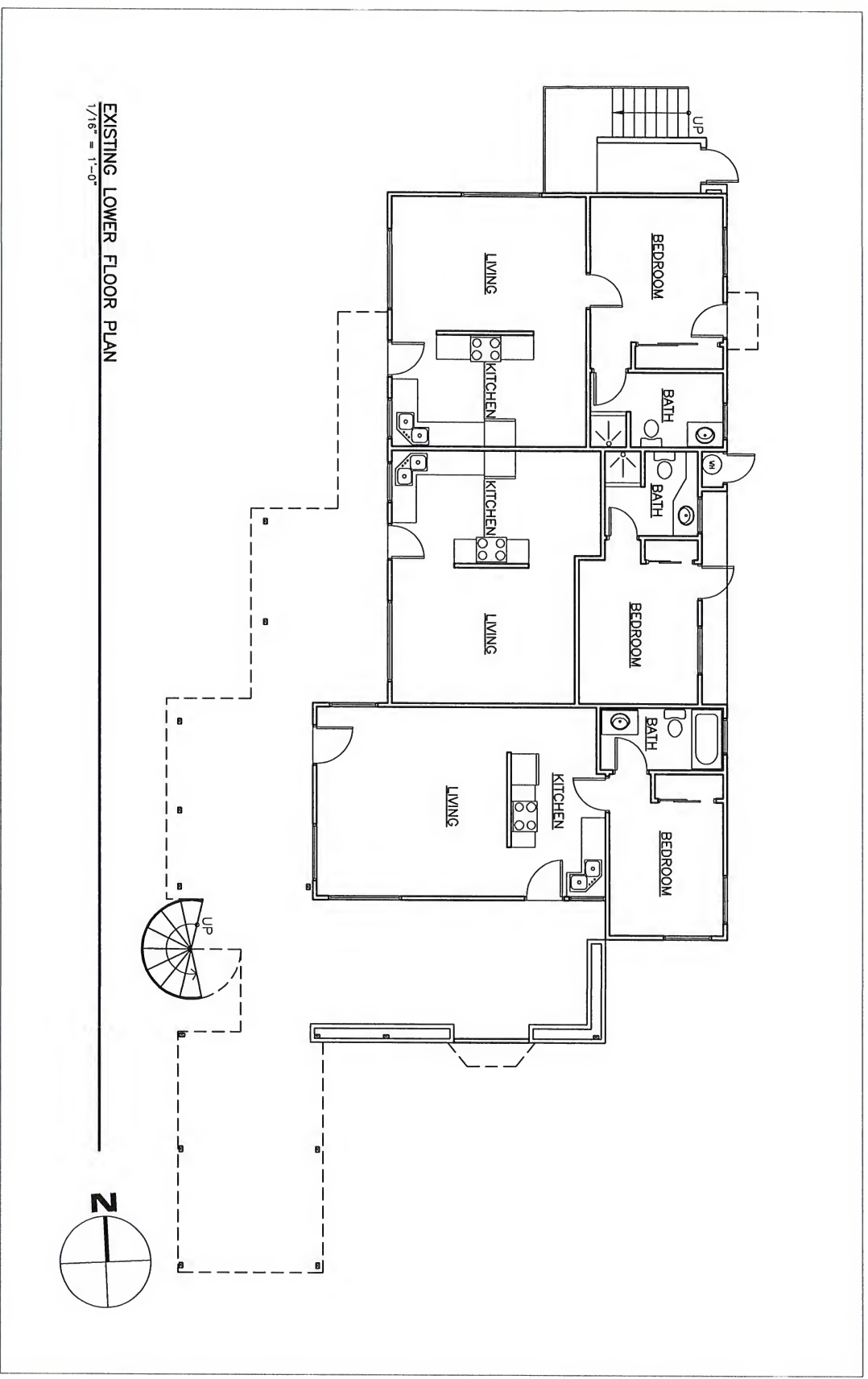
A4



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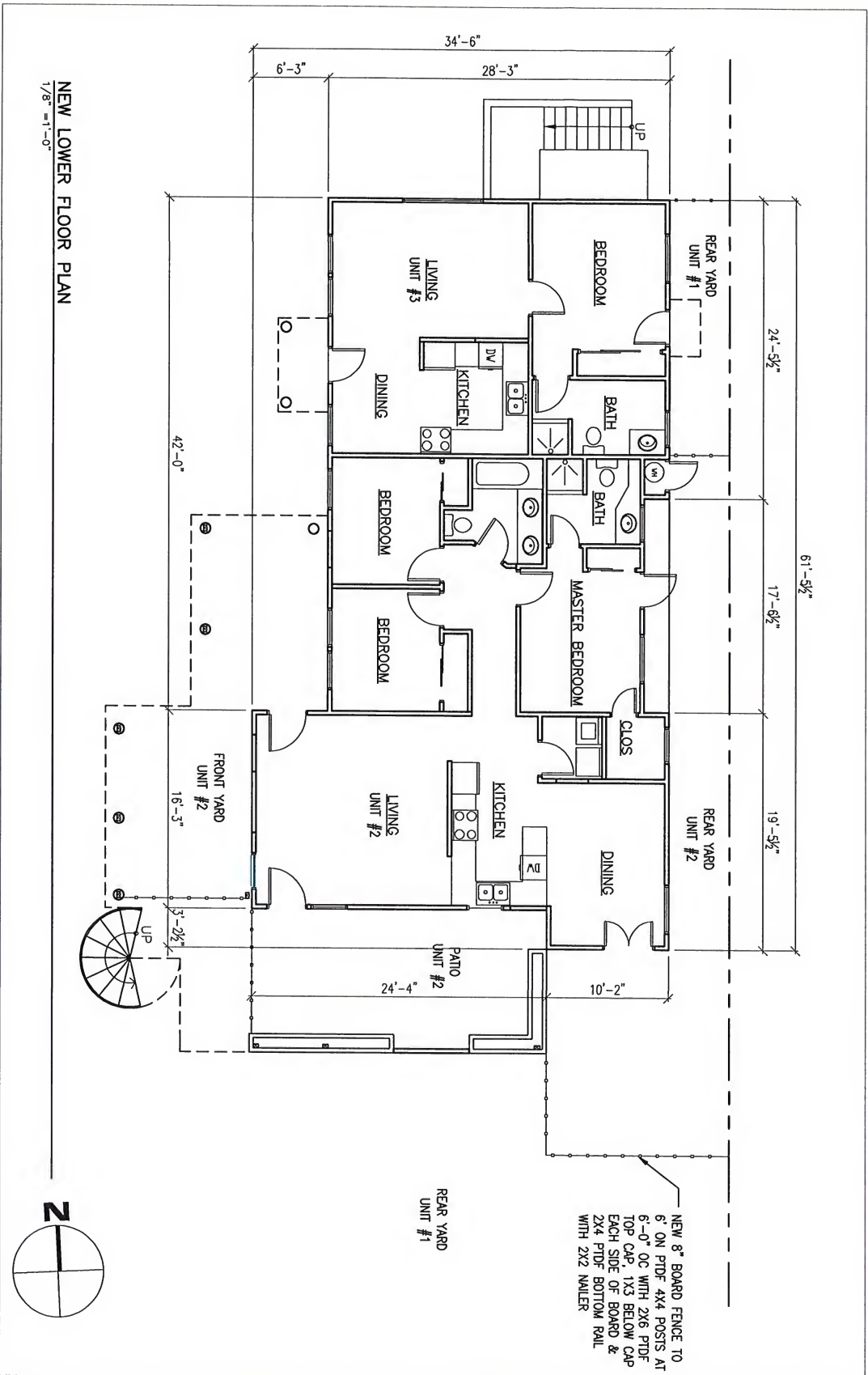
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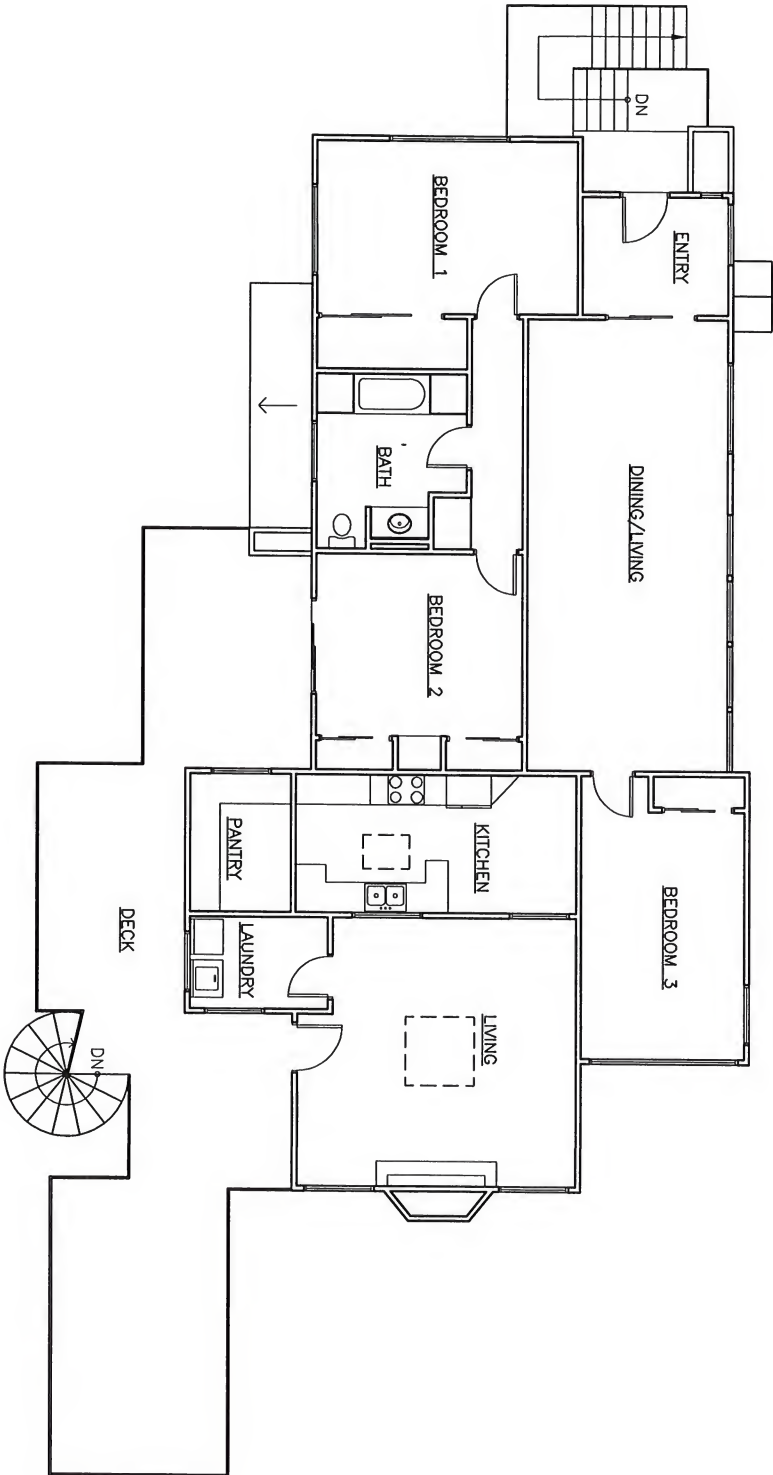
Praxis historic rehabilitation

418 Carrillo Street, Santa Rosa CA

PRELIMINARY DESIGN

A7

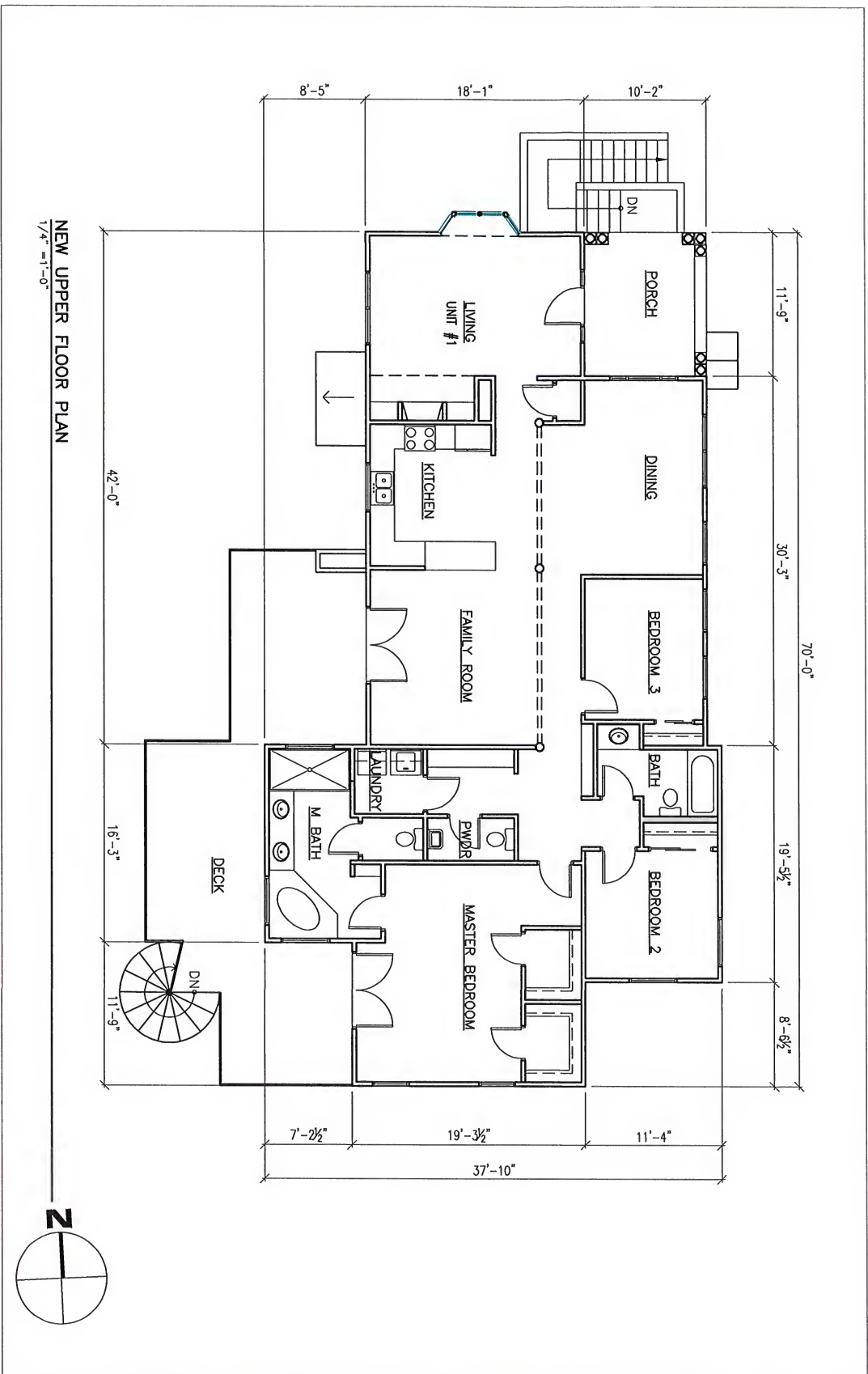
EXISTING UPPER FLOOR PLAN
1/16" = 1'-0"



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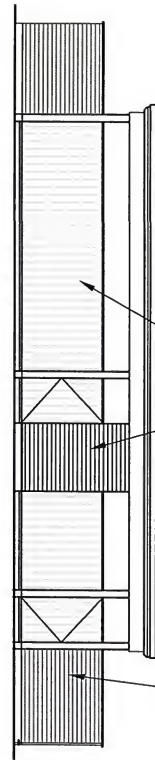


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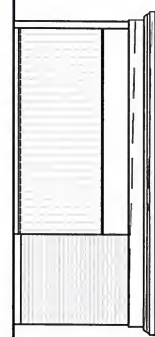
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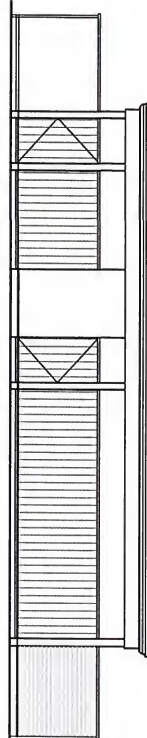
8" BOARD FENCE TYPICAL THROUGHOUT PROJECT
 HARD BOARD SING TO MATCH RESIDENCE TYPICAL
 STRUCTURAL HARD BOARD FENCE ON FOUNDATION PER ENGINEERING



CARPORT NORTH ELEVATION
 1/8" = 1'-0"



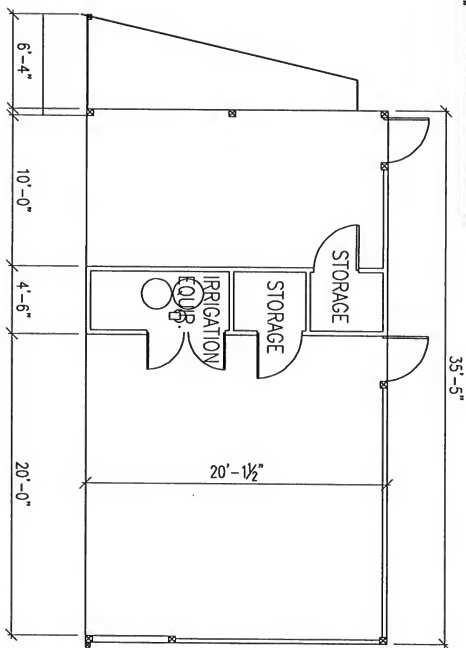
CARPORT WEST ELEVATION
 1/8" = 1'-0"



CARPORT SOUTH ELEVATION
 1/8" = 1'-0"



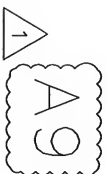
CARPORT EAST ELEVATION
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NEW CARPORT FLOOR PLAN
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